

AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, December 13, 2005

7 p.m.

1. Call to order. Mayor George Fitch.
2. Invocation – Councilman John S. Lewis, Jr.
3. Citizens Time.

Comments should not be directed to Public Hearing items.

Citizens wishing to address the Council should provide their name and residential address. Citizens' comments are limited to five (5) minutes unless a large number of citizens wish to address the Council, in which case, the time limit must be reduced to accommodate all who wish to address the Council.

4. Public Hearings.
 - a. Consideration of adoption of resolution allowing the Town to issue general obligation bonds in an amount not to exceed \$10,000,000, the proceeds from which will allow for the completion of construction of Phase II of the Recreation Facility.
 - b. **Zoning Ordinance Amendment ZOTA 05-02.** The Town of Warrenton has proposed revisions to the zoning ordinance as a continuation of the directives of the 2000-2025 Comprehensive Plan, adopted June 11, 2002. The comprehensive plan identified a number of improvements to the Town's current planning tools to reinforce and support the planning effort with the revised development policy approved by the Town Council. The amendments update the language of the ordinance and add critical elements that compliment and broaden the application of regulations that have been successful and supplement those needing to be more effective. The ordinance amendments re-organize the provisions and simplify the use of the documents, combining 35 articles in the current ordinance to 12 articles in the proposed document. Key revisions include combining the existing commercial districts into one consolidated commercial zone, consolidating the two industrial districts into one industrial district, consolidating all supplemental regulations into a single article, unifying all administrative regulations in one section of the ordinance and expanding the definitions for clarity. The amendments apply Town-wide to any parcel proposed for a change in use or expansion of development.

- c. **Zoning Map Amendment ZMA 05-02.** A number of adjustments to the zoning districts of the Warrenton Zoning Map are considered to correct previous errors and reduce the number of properties that contain split zoning (two or more districts on the same property). A few map amendments are proposed to re-align the zoning district to reflect the existing development of the property for consistency. The map amendments affect more than 25 parcels in the Town of Warrenton.
- d. **Subdivision Ordinance Amendment SOTA 05-01.** The Subdivision Ordinance contains standards and requirements for the division of tracts and parcels of land within the Town. The draft amendments to the SO are revised to incorporate numerous editorial changes and make the Ordinance clearer, improve the internal consistency of terminology and syntax, add certain limitations on boundary adjustments, expand the uses for which dedication may be required, clarify the approving authority for plats between the Planning Commission and Town Council and provide consistency with the current Code of Virginia. The amendments apply to all new subdivisions in the Town.
- e. **Public Facilities Manual, Amended.** Revisions to the construction regulations for the Town of Warrenton governing subdivision, site plans and the minimum standards for public improvements and infrastructure development.
- f. **Special Use Permit #05-03, Sunrise Assisted Living Facility.** A request for conversion of the Sunrise Assisted Living Facility (GPIN 6984-52-1254) at 194 Lee Street to apartments utilizing the density bonus opportunity available in the Residential Multi-Family (RMF) District. The proposal would increase the number of dwelling units from the eight (8) units allowed in the RMF District to twelve (12) units exercising the maximum 50% bonus density as provided form in the regulations (Article 11-8). The property is 0.8 acres owned by Malcolm Alls and represents a renovation of the existing structure without expansion or addition. The Warrenton Comprehensive Plan identifies the area as High Density Residential consistent with the proposal.
- g. **Special Use Permit #05-04, Schaeffer Living Trust.** A request for an apartment in an accessory structure in the R-6 District as provided for in Article 9-1.2 (dwelling in an accessory building). The property is located at 272 Waterloo Street (GPIN 6984-14-4648) adjacent to the Warrenton Middle School and is 0.4817 acres. It contains a single family dwelling and storage shed (to be demolished). The proposal is to construct a garage with a second-floor dwelling above occupying 672 square feet as a rental unit. The owner is Scott Schaeffer, trustee. The Warrenton Comprehensive Plan identifies the area as Medium Density Residential.

- h. **Special Use Permit #05-05, Warrenton Volunteer Fire Company.** A request for authorization of cooperative parking (43 shared parking spaces) to enable expansion of the Fire Hall on West Shirley Avenue with adequate parking. The Fire Company is jointly developing a 98 unit housing project behind the fire hall (GPIN 6984-13-7584) with a specified land area (3.95 acres) that restricts revision of the Fire Hall property. The proposal is to share parking between the two facilities as provided for in Article 24-4 of the Zoning Ordinance that will be adequate for both activities as required, but resides primarily on the housing project property to insure the necessary land area for development and previously approved investment tax credits. The Warrenton Volunteer Fire Company is owner of both parcels. The Fire Hall is zoned Public/Semi-Public and the housing project is zoned Residential Multi-Family. The Warrenton Comprehensive Plan identifies the area as Public/Semi-Public, non-intensive for school recreation, cemeteries, churches and other developments of low intensity.

5. Consent Agenda.

- a. Approval of Council minutes of the regular meeting held on November 8, 2005 (to be provided).
- b. Financial statement and staff reports and Board and Commission minutes.
- 1) Financial statement for period ending November 30, 2005.
 - 2) November statement of accounts paid.
 - 3) Miscellaneous staff reports.
- c. Receive minutes of the October 19, 2005 meeting of the Planning Commission and June through September 2005 meetings of the Architectural Review Board.
- d. Consideration of request for closure of streets for the annual First Night Warrenton event.
- e. **Letter of Credit Release – Blalock Cycle.** Request for release of the Cash Bond held as a Maintenance Bond for development of the storage warehouse at the rear of the property. (SDP #03-15). The original bond amount was \$7,824.36, which was reduced to a 15% Maintenance Bond (\$1,173.65) in August 2004. The project has been inspected and is eligible for release as having fulfilled the obligations of the site plan and the public improvements contract.
- f. **Public Improvements Bond Release – Ruby Tuesday Restaurant.** Request for release of the Public Improvement Bond (No. 6146943) held for development of the restaurant located at Blackwell Parc and Lee Highway (SDP #02-05). The original bond amount was \$33,316.29 and this is the first request since the bond was placed on August 16, 2002. The project has been inspected and is complete without any

outstanding issues. It has not been assigned a Maintenance Bond, but the project has been completed and operated in good order since the Certificate of Occupancy was issued March 2003.

- g. **Letter of Credit Reduction – North Rock, Building D.** Request for reduction of the Letter of Credit (No. 5300322-4701) held for the development and site improvements associated with the North Rock Commercial Office Building D (SDP #02-08). The original bond amount was \$78,070.00 and this is the first request for reduction since the bond was placed on December 2004. The project has been inspected and is eligible for reduction to a 12 month Maintenance Bond at 15% of the original bond or \$11,710.50.
 - h. **Public Improvements Bond Reduction – Moorhead Subdivision, E&S, Phase I and Phase II.** Request for reduction of the following bonds associated with the Moorhead Subdivision on Blackwell Road at Old Alexandria Pike:

 - 1) Public Improvements Bond (No. 450506) held for installation of the erosions and sediment control facilities during construction of the subdivision and its infrastructure (SDP #03-03). The original bond amount was \$64,624.00 and has not been reduced since it was placed July 24, 2003. The bond is requested for reduction to \$12,925.00 or 20% of the original bond amount.
 - 2) Request for reduction of the Letter of Credit (No. 110203229) held as surety for the development of infrastructure and site improvements associated with Phase I of the subdivision (SDP #03-03). The original bond amount was \$934,172.00 and this is the first request for reduction since the bond was placed on November 2003. The bond is requested for reduction to \$186,835.00 or 20% of the original bond amount.
 - 3) Request for reduction of the Letter of Credit (No. 110215409) held as surety for the development of infrastructure and site improvements associated with Phase II of the subdivision (SDP #03-03). The original bond amount was \$450,973.00 and this is the first request for reduction since the bond was placed on April 2005. The bond is requested for reduction to \$90,195.00 or 20% of the original bond amount.
6. Unfinished Business.
- a. Consideration of finance related matters for recreation center.
 - b. Consideration of appointment of one member to the Planning Commission, term expiring December 31, 2009 and three members to the Architectural Review Board with term expiring December 31, 2009 and one member to fill unexpired term expiring December 31, 2006.